

## **MILTON**

(Sussex County)

**Property address:** 113 Union Street, UNIT C

**Downtown location:** Located in downtown, across from Milton Theatre, adjacent to Broadkill River, next to Milton Library, near King's Ice Cream Shop, Irish Eyes Restaurant and downtown retailers.

**Approximate interior square footage of space:** 700 SF

- Most recent use: coffee/breakfast café with light bakery kitchen
- Excellent first floor access from interior common area facing Union Street
- Street parking and public (free) lot across street
- Large front windows, view of Union Street
- Easy access from this building to park/river at rear of building
- Room for customer seating interior (+/- 15) and exterior (+/- 8), weather-permitting
- Well lit, light vinyl tile flooring
- Central heating and air conditioning

**Cost estimate for utilities** (Pop Up tenant responsibility)

- Electric - \$500
- Gas- N/A
- Phone - tenant's own system
- WiFi or Internet connection – Inquire of property owner
- Water - included
- Other – N/A

**Value of space based on normal rental rate:** \$1,350 a month

**We believe prospects especially suitable for this space include:**

- Coffee/breakfast café or other light food service